

Exhibit B
PRC 5167.1

VIRGIN STURGEON LEASE

A PARCEL OF TIDE AND SUBMERGED LAND LYING IN THE SACRAMENTO RIVER, ADJACENT TO SWAMP AND OVERFLOWED LAND SURVEYS NO. 184 AND 907, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED FROM JANE E. MCGREW TO VERNON J. MCGREW AND JANE E. MCGREW, HIS WIFE, AS JOINT TENANTS, RECORDED IN BOOK 71-08-25, PAGE 364, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID PARCEL AND ITS SOUTHERLY PROLONGATION, SOUTH 225 FEET; THENCE SOUTH 78° 54' 49" EAST 400.02 FEET PARALLEL WITH THE CENTERLINE OF GARDEN HIGHWAY TO A POINT, FROM WHICH THE NORTHWEST CORNER OF LOT A OF THAT CERTAIN MAP RECORDED IN BOOK 226 OF MAPS, MAP NO. 1, IN THE OFFICE OF THE RECORDER OF SAID COUNTY BEARS THE FOLLOWING TWO COURSES (1) NORTH 13° 49' 05" EAST 201.03 FEET; (2) NORTH 78° 54' 49" WEST 323.95 FEET; THENCE FROM SAID POINT, NORTH 13° 49' 05" EAST 201.03 FEET TO THE NORTHERLY LINE OF SAID LOT A, ALSO BEING THE SOUTHERLY RIGHT OF WAY OF GARDEN HIGHWAY; THENCE CONTINUING NORTH 13° 49' 05" EAST 20.02 FEET TO THE CENTERLINE OF GARDEN HIGHWAY; THENCE ALONG SAID CENTERLINE, NORTH 78° 54' 49" WEST 453.82 FEET TO THE POINT OF BEGINNING.

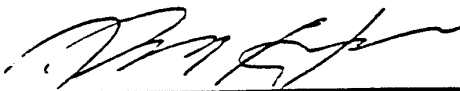
EXCEPTING THEREFROM ANY PORTION THEREOF LYING LANDWARD OF THE ORDINARY HIGH WATER MARK OF THE SACRAMENTO RIVER.

ALSO EXCEPTING THEREFROM ANY PORTION OF LOT A OF THAT CERTAIN MAP RECORDED IN BOOK 226 OF MAPS, MAP NO. 1, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

END OF DESCRIPTION

PREPARED FROM RECORD DATA BY JTS ENGINEERING CONSULTANTS, INC.

REVISED 3/12/98 BY THE STAFF OF THE CALIFORNIA STATE LANDS COMMISSION.


RICHARD C. HANSEN L.S. 3951

3/12/98
DATE

